

# **FERNWOODS LAKEVIEW #1 CONDOMINIUM ASSOCIATION, INC**

## **REGULATIONS AND CODE OF CONDUCT**

- All residents must abide by the “Fernwoods Lakeview #1 Condominium Association, Inc. Parking Rules and Regulations”
- Only one family is permitted to reside in each unit and every adult must be undergo the application process and be approved by the Board prior to moving in.
- Only patio furniture and plants are permitted on terraces. NO bicycles, laundry, BBQs, etc. During a hurricane, all items must be removed from balconies.
- Laundry room, gym and tennis courts must be locked when you leave.
- Guests must be accompanied by a resident while using any facilities including the pool, gym, tennis courts, etc. The posted rules at these facilities must be observed at all times.
- At 10pm the Pool and Pool Deck Area are closed and must be vacated.
- Pool furniture may not be removed from the pool deck.
- You are responsible for cleaning the BBQ and pool deck area after each use. Personal BBQs may not be used on the Unit terrace.
- Watering your balcony is not allowed as the runoff water will spill onto the balcony below the unit.
- Children up to the age of 16 must be accompanied by an adult in all common areas including the Pool, Lake, Parking Lot, etc.
- No loud stereo or TV
- After 10pm, no sound may be heard outside of your unit
- Unit repairs requiring the use of any noise making equipment may only be made from 9 am – 6 pm Monday thru Saturday
- Board approval must be obtained prior to making any exterior alterations to your unit, including, but not limited to security bars, doors, shutters, screens, etc.
- Roof access is available by contacting the Property Maintenance person. Access is limited to licensed and insured technicians for installation and repair to your unit's A/C or Satellite Dish. Unit owners are held responsible for the removal and disposal of debris resulting from any work done for the unit.
- Domesticated pets up to 20 lbs in total weight are permitted. Pets are to be leashed at all times when on common property areas and are only allowed to be walked along the Park Boulevard curbside only and nowhere else on the property.
- Do not feed the wildlife outside of your unit.
- Garbage must be tied shut in bags and placed down the chutes or directly in the bins. Garbage may not be left on the floor.

***Violation of these policies may result in fines, legal action and eviction from the property. We appreciate your efforts in observing these Rules and Regulations.***

Sincerely,

Fernwoods Lakeview  
Board of Directors